



CITY OF HENDERSONVILLE
DEVELOPMENT ASSISTANCE DEPARTMENT
100 N. King St. ~ Hendersonville, NC ~ 28792
Phone (828)697-3010 ~ Fax (828)697-6185
www.hendersonvillenc.gov

Conditional Zoning District Petition
Section 7-4 and Article 11 City Zoning Ordinance

The following are required for conditional zoning district petition:

- ~ These forms including the property owner(s) signature(s)
- ~ Proposed conditions and Comprehensive Plan explanation (page 2)
- ~ Appropriate fee
- ~ A conceptual plan meeting the requirements in Section 7-4-3.1 of the City Zoning Ordinance.

After the neighborhood compatibility meeting, a final site plan meeting the requirements of Section 7-3-4.3 is required. Upon receipt of a complete application, a Planning Board meeting may be scheduled at least 24 days in the future.

Date 12/1/2020

Name of Project Duncan Terrace

Address / Location of Property approx. 710 Duncan Hill Rd., Hendersonville

List 10 digit PIN or 7 digit PID Number for each property

- 9569957758
- 9569955941
- 9569964013

CHECK TYPE OF DEVELOPMENT

☒ Residential

☐ Commercial

☐ Other

Current Zoning R-20

Proposed Zoning Planned Residential Development Conditional Zoning

List requested uses Residential dwellings, multi-family

Total Acreage 8.66

Proposed Building Sq.Ft. 106,000

Dwelling Units 84

Official Use:

DATE RECEIVED: _____ BY _____ FEE RECEIVED \$ _____ FILE NO. _____



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CONDITIONAL ZONING DISTRICT PETITION

(Continued)

Section 7-4 and Article 11 City Zoning Ordinance

Proposed Conditions for the site:

n/a

It is important that the applicant consider the following factors. See Section 11-4 of the Zoning Ordinance for more information. Please use additional pages and/or attachments if necessary:

Explain consistency with
City's Comprehensive Plan:

This development is consistent with Hendersonville's Comprehensive Plan on numerous levels. It meets the Population and Housing goal of encouraging a wide range of housing types and price points to meet the needs of current and future residents by providing high quality safe and decent affordable housing. The development is located in an area identified as a high intensity neighborhood suitable for a primary use of multi-family residential development. This development also helps achieve the goal of promoting the orderly development and annexation of Hendersonville's extra-territorial jurisdiction. This site was also noted as a development opportunity in the land use chapter of the Comprehensive Plan.

Explain compatibility with
surrounding land uses:

The development site has nearby land uses including commercial, single family, and multi-family housing. The property is conveniently located in close proximity to the commercial corridor along Four Seasons Blvd. with shopping and services amenities as well as convenient access to transportation corridors for commuting. The proposed development is complimentary to similar nearby new multifamily developments located on appropriate sites with access to sufficient public utilities. The property directly west of the site along Duncan Hill Rd is Mountain View Missionary Baptist Church, and the property to the west along Signal Hill Rd is home to the broadcasting antenna for the WHKP radio station. There are no known conflicting land uses which would make multifamily development inappropriate on this site.

Explain whether changed
conditions require a map
amendment:

Yes, the proposed development would not be permitted under the current zoning designation.

Explain how the petition
is in the public interest:

The current Comprehensive Plan identified housing affordability noting that there was an inadequate supply of safe/decent affordable housing (Comp Plan Chapter 2). This development will serve the public interest by expanding housing availability at rents affordable to the community's workforce, which may reduce commute times and increase economic opportunities as the workforce will have increased housing opportunities where they currently live and work without being cost burdened.

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(Continued)

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Explain whether adequate public facilities are available:

The property is accessible from two public streets, Duncan Hill Rd and Signal Hill Rd. Water service is available at the property at Signal Hill Rd, and sewer service available at the eastern edge of the property on Duncan Hill Rd.

Explain the impact the petition would have on the natural environment:

The development will not have negative impacts on the natural environment. The site contains no identified streams, wetlands or protected wildlife. Before construction commences a complete environmental review of the property will be conducted. Stormwater management systems will be engineered and constructed to adequately detain 2 and 10 year storms in accordance to local stormwater management requirements.

Additional information:

Note additional approvals prior to issuance of a Zoning Compliance Permit may include, but are not limited to:

- 1. Henderson County Sedimentation & Erosion Control permit**
- 2. Stormwater management plan**
- 3. Utility approval**
- 4. NCDOT permit**
- 5. Any other applicable permits as determined by Development Assistance Department**

Official Use:

FILE NO. _____

Signature pages for Conditional Zoning District Petition

Designated Agent	Bobby Funk
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Address	4501 Atlantic Ave # 124, Raleigh, NC 27604
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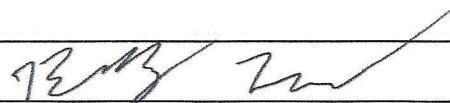
Phone	828-551-6511
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Email	bobby@millsconstructionco.com
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Applicant Name	Bobby Funk
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Address	4501 Atlantic Ave # 124, Raleigh, NC 27604
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Phone	828-551-6511
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Signature 

Printed Name Bobby Funk

Signature of the property owner acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

Property Owner: Name	North Main Street Properties of Hendersonville, LLC
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Address	PO Box 1776, Hendersonville, NC 28793
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PID or PIN #	9569955941
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Signature  12/1/2020

Printed Name Paul H. Batke member/manager

Property Owner: Name	North Main Street Properties of Hendersonville, LLC
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Address	PO Box 1776, Hendersonville, NC 28793
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PID or PIN #	9569964013
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Signature  12-1-2020

Printed Name Paul H. Batke member/manager

Official Use:
FILE NO. _____

Signature pages for Conditional Zoning District Petition

Signature of the property owner acknowledges if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

Property Owner: Name Green Holdings, LLC

Address PO Box 1776, Hendersonville, NC 28793

PID or PIN 9569957758

Signature Paul H. Belke 12/1/2020

Printed Name Paul H. Belke member/Manager

Property Owner: Name _____

Address _____

PID or PIN _____

Signature _____

Printed Name _____

Property Owner: Name _____

Address _____

PID or PIN _____

Signature _____

Printed Name _____

Property Owner: Name _____

Address _____

PID or PIN _____

Signature _____

Printed Name _____